

Joel E. Tasca  
Nevada Bar No. 14124  
Russell J. Burke  
Nevada Bar No. 12710  
BALLARD SPAHR LLP  
1980 Festival Plaza Drive, Suite 900  
Las Vegas, Nevada 89135  
Telephone: (702) 471-7000  
Facsimile: (702) 471-7070  
tasca@ballardspahr.com  
burker@ballardspahr.com

*Attorneys for JPMorgan Chase Bank, N.A.*

**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

JPMORGAN CHASE BANK, N.A.

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company;  
MOUNTAIN'S EDGE MASTER  
ASSOCIATION, a Nevada non-profit  
corporation; and DIAMOND CREEK  
HOMEOWNERS' ASSOCIATION, a  
Nevada non-profit corporation.

Defendants.

SFR INVESTMENTS POOL 1, LLC., a  
Nevada limited liability company,

Counter-Claimant,

vs.

JPMORGAN CHASE BANK, N.A.

Counter-Defendant.

SFR INVESTMENTS POOL 1, LLC., a  
Nevada limited liability company,

Cross-Claimant,

vs.

SIU MING PANG, an individual,

Cross-Defendant.

Case No. 2:16-cv-02779-JCM-GWF

**STIPULATION AND ORDER TO STAY  
ENTIRE CASE PENDING  
SETTLEMENT**

**(First Request)**

1 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-Defendant  
2 JPMorgan Chase Bank, N.A. (“Chase”), Defendant/Counterclaimant/Cross-  
3 Claimant SFR Investments Pool 1, LLC (“SFR”) and Defendant Diamond Creek  
4 Homeowners’ Association (“Diamond Creek”) (collectively, the “Parties”), through  
5 their respective attorneys, stipulate as follows:

6 1. On or about February 9, 2018, the Court entered an order extending  
7 the discovery deadlines, which set the deadline to complete discovery for March 30,  
8 2018 (ECF No. 50).

9 2. The Parties have since come to an agreement and are in the process of  
10 finalizing settlement.

11 3. Given the resolution and to avoid wasting resources and incurring  
12 potentially unnecessary expense associated with discovery and continued litigation,  
13 the Parties agree, and hereby request, a stay of the case to give each side sufficient  
14 time and resources to finalize settlement.

15  
16 *[Continued on the following page]*  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

4. The Parties make this stipulation in good faith and not for purposes of delay.

Dated: March 21, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

By: /s/ Russell J. Burke  
Joel E. Tasca  
Nevada Bar No. 14124  
Russell J. Burke  
Nevada Bar No. 12710  
1980 Festival Plaza Drive, Suite 900  
Las Vegas, Nevada 89135

By: /s/ Diana S. Ebron  
Diana S. Ebron  
Nevada Bar No. 10580  
Jackie A. Gilbert  
Nevada Bar No. 10593  
Karen Hanks  
Nevada Bar No. 9578  
7625 Dean Martin Dr., Suite 110  
Las Vegas, Nevada 89014

*Attorneys for JPMorgan Chase Bank, N.A.*


*Attorneys for SFR Investments Pool 1, LLC*

HALL, JAFFE & CLAYTON, LLP

By: /s/ Ashlie L. Surur  
Ashlie L. Surur  
Nevada Bar No. 11290  
7425 Peak Drive  
Las Vegas, NV 89128

*Attorney for Diamond Creek Homeowners' Association*

IT IS SO ORDERED:

  
UNITED STATES MAGISTRATE JUDGE

DATED: 3/22/2018